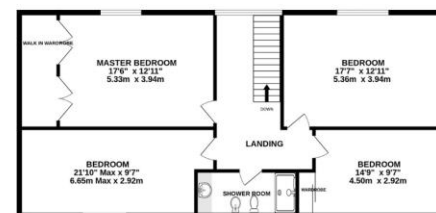
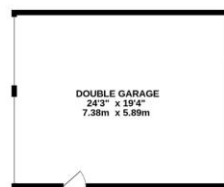
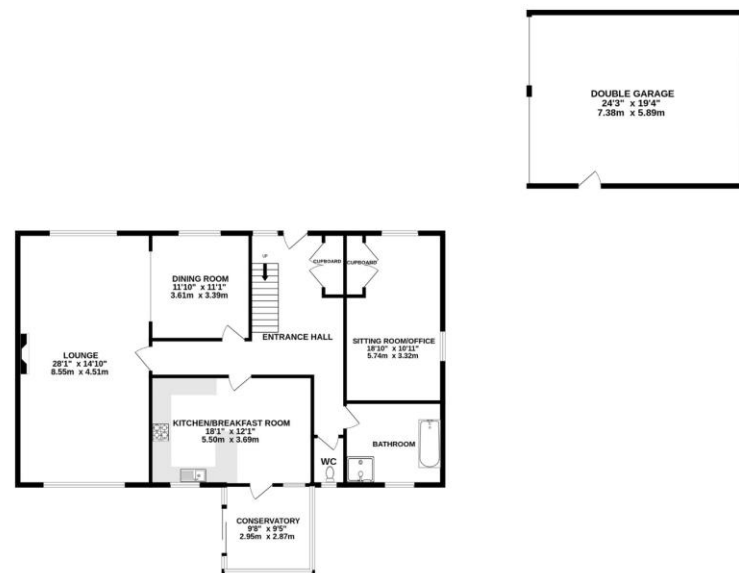


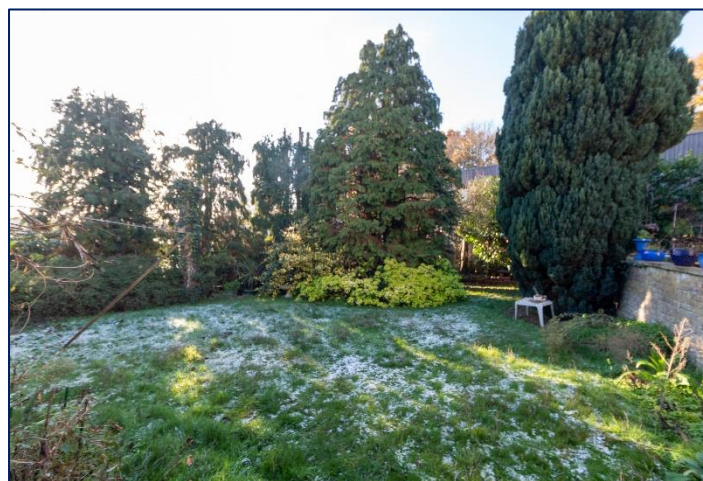
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ICONIC
ESTATE AGENTS

Lloyd Road, Taverham
£425,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

zoopla

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Spacious Detached Family Home
- Four Double Bedrooms
- Kitchen/Diner
- 28ft Lounge
- Dining Room & Separate Sitting Room
- Conservatory
- Corner Plot Garden
- Detached Double Garage Plus Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band

Description

Iconic estate agents are pleased to bring to the market this spacious detached family home in a desirable Taverham cul-de-sac.

The property offers space in abundance with generous accommodation throughout which comprises; entrance hall with storage and stairs rising to the first floor, 28ft lounge with dual aspect windows, dining room, 18ft sitting room, kitchen/diner, conservatory and a spacious downstairs shower room with separate cloak room.

Upstairs offers four generous double bedrooms off the landing and a four piece shower room.

Outside

Outside the property is situated on an enclosed corner plot with a sunken lawn garden, patio and a detached double garage with ample parking.

The property is located in a quiet cul-de-sac position in Taverham and is easily accessible to the local schools, shops and amenities the local area has to offer.

Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools in the area. There is also a regular bus route through the village.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax Band F

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Lloyd Road and follow the road around where the property can be found at the end of a cul-de-sac and indicated by our For Sale Board.

